

Donna Valade

From: Nelson, Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>
Sent: Monday, October 26, 2020 7:16 AM
To: Donna Valade
Cc: Mary Fisher
Subject: RE: FPP-20-19 Wild Bill Reserve

Dear Donna,

The Bonneville Power Administration (BPA) has received and reviewed Flathead County Planning and Zoning's inquiry for the FPP-20-19 Wild Bill Reserve. The properties are located on Wild Bill Road, assessor # 0015287, Kila, MT and can legally be described as Tracts 2B and 3 in the SE1/4 of Section 33, Township 29 North, Range 22 West, P.M.M., Flathead County, Montana.

At this time, BPA does not object to this request, as the property is located 5.50 miles away from the nearest BPA transmission lines or structures.

Thank you for the opportunity to review this request.

Sincerely yours,

Nedda L. Nelson

(CONTR) APR Staffing
TERR-East, Realty Technician II
Real Property Field Services
Bonneville Power Administration
2520 US Highway 2 E, Kalispell, MT 59901
(406) 751-7823
nlnelson@bpa.gov

From: Mary Fisher <mFisher@flathead.mt.gov>
Sent: Thursday, October 22, 2020 4:27 PM
To: Nelson, Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>
Subject: [EXTERNAL] FPP-20-19 Wild Bill Reserve

Hello Nedda,

Attached is an agency referral letter, application and preliminary plat map for the above mentioned subdivision. Please contact Donna if you have any questions. You can email your comments to dvalade@flathead.mt.gov

Thank you,

Mary Fisher
Planning Office Coordinator
Flathead County Planning & Zoning
40 11th Street West, Ste 220
Kalispell, MT 59901

(406) 751-8200 Fax: (406) 751-8210
mfisher@flathead.mt.gov

Any communications with the Flathead County Planning and Zoning Office are subject to relevant State and Federal public record and information laws and regulations, and may be disclosed without further notice to you.



**FLATHEAD COUNTY
ROAD AND BRIDGE
DEPARTMENTS**

**1249 WILLOW GLEN DRIVE
KALISPELL, MT 59901
Phone: (406) 758-5790
Fax: (406) 758-5794**

October 28, 2020

Ms. Donna Valade
Planner II
Flathead County Planning and Zoning
40 11th Street West, Ste. 220
Kalispell, MT 59901

RE: FPP-17-07 Wild Bill Reserve

Dear Donna:

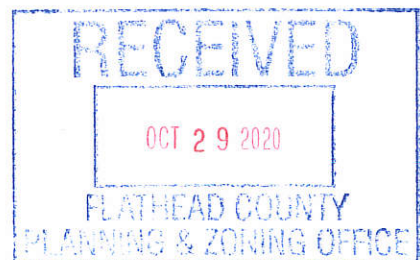
Thank you for the opportunity to comment on the above referenced application. After completing our review, we noted the request to the paving variance for the subdivision. In many of these cases we've requested the developer to participate in our Dust Cost Share Program (DCSP). As the application states Wild Bill Road is a County road but is not maintained. Therefore, participation in the DCSP is not possible. Their proposal to pave 600 feet of Wild Bill will need to be reviewed ultimately by the Commissioners for approval or denial. If approved my only questions is where will the paving be located? We've seen it both ways where it is at the current end of paving going to the subdivision, in this case the split in the road with Wild Bill and Truman Creek Road, or in front of the lots of the subdivision.

If you need any another information or assistance from our department, please don't hesitate to contact us.

Respectfully,

A handwritten signature in blue ink, appearing to read "David Prunty".

David Prunty
Public Works Director
Flathead County





Flathead City-County Health Department

1035 First Ave. West Kalispell, MT 59901
(406) 751-8101 FAX 751-8102
www.flatheadhealth.org

Community Health Services
751-8110 FAX 751-8111
Environmental Health Services
751-8130 FAX 751-8131
Family Planning Services
751-8150 FAX 751-8151
Home Health Services
751-6800 FAX 751-6807
WIC Services
751-8170 FAX 751-8171
Animal Shelter
752-1310 FAX 752-1546

November 2, 2020

Flathead County Planning & Zoning
Attn: Donna Valade
40 11th Street West, Ste. 220
Kalispell MT 59901

SUBJECT: FPP 20-19 Wild Bill Reserve, Tracts 2B and 3 in SE ¼ Section 33, T27N, R22W P.M.M., Flathead County, Kila, MT

Dear Donna,

This office has reviewed the information provided and submits the following comments:

1. The proposed development of Lots 1-6 are larger than 20 acres and is exempt from review under Title 76-4-1, MCA. The lots are subject to review under Flathead County Regulations for Onsite Sewage Treatment Systems.

If you have questions regarding these comments, please contact Environmental Health at 751-8130.

Respectfully,

Kate Cassidy, RS
Flathead County Sanitarian

NOV 02 2020



Donna Valade

From: ab@smithvalleyfd.org
Sent: Monday, November 2, 2020 3:51 PM
To: Donna Valade
Subject: Wild Bill Reserve Proposed Subdivision
Attachments: Wild Bill Reserve Proposed Subdivision 2020.pdf

Donna,

I have attached my comments for the proposed FPP 20-19 Wild Bill Reserve Subdivision.

Thank you for the opportunity to provide comment. Please feel free to contact me with any questions.

Amy Beick

Fire Chief/Lead Paramedic
Smith Valley Fire District
3496 HWY 2 West
Kalispell, MT 59901
406.752.3548

Before you speak, listen. Before you write, think. Before you spend, earn. Before you invest, investigate. Before you criticize, wait. Before you quit, try.

Smith Valley Fire District

3496 Highway 2 West
Kalispell, MT 59901
Phone: 406.752.3548
Fax: 406.752.3770
www.smithvalleyfd.org



November 2, 2020

Donna Valade, CFM
Planner II
40 11th Street West, Ste. 220
Kalispell, MT 59901

NOV 2 2020

RE: FPP 20-19 Wild Bill Reserve

Donna,

Attached are my comments on the proposed Wild Bill Reserve subdivision:

1. The property located along Wild Bill Road is currently located in our Flathead County Fire Service Area and not in the Smith Valley Fire District. Due to the increased amount of traffic and responsibility that the Fire District would incur from a subdivision of this size (i.e. 159.628 acres into 6 parcels) I would recommend that the property is annexed into the Smith Valley Fire District prior to final approval by the Planning and Zoning Department.
2. Currently there is no sustainable water supply for fire suppression available for this area. The proposal for each lot to have an individual well does not meet fire suppression requirements. Truman Creek and Wild Bill Creek are both seasonal water sources that are located in this area and are not considered adequate water sources for NFPA and/or ISO fire suppression standards. The following is what will be required to meet adequate water supply for fire suppression efforts as well as meet NFPA and/or ISO fire flow requirements:
 - a) The water system will be located within the subdivision.
 - b) The water system shall consist of a minimum holding tank of 30,000 gallons that refills with an electric pump at a standard rate of 8-10 gpm.
 - c) The fill connection maybe a standard hrydrant or a stand pipe with a 2.5 inch fire connection with a minimum of a 500 GPM pump.
 - i. The stand pipe must be no less 36 inches and no more than 48 inches off of the ground.
 - ii. The stand pipe must be a 3 inch pipe with a 2.5 inch fire thread coupler with a cap.
 - iii. All fire apparatus must be able to get within 10 feet of the hydrant or stand pipe.

Smith Valley Fire District

3496 Highway 2 West
Kalispell, MT 59901
Phone: 406.752.3548
Fax: 406.752.3770
www.smithvalleyfd.org



- iv. A dry hydrant draft stand pipe, with a 5 inch pipe and a 5 inch female fire thread coupler with a cap, is also required in the case of power or pump failure.

3. Additional comments:

- a) All subdivisions within the Wildland Urban Interface (WUI) need to follow the Flathead County Development Code 4.7.27.
- b) All residential structures should be clearly identified prior to occupancy with address numbers that are plainly visible and legible from the street. Numbers should be a minimum of four inches in height and reflective.

Thank you for the opportunity to comment.

Amy Beick
Fire Chief
Smith Valley Fire District

NOV 2 2020

Donna Valade

From: Burton, Stevie <Stevie.Burton@mt.gov>
Sent: Wednesday, November 4, 2020 4:35 PM
To: Donna Valade
Subject: FPP-20-19 Wild Bill Reserve comment letter
Attachments: 021-11-04 Wild Bill Reserve Comment Letter.pdf

Good afternoon Donna,

Please see the attached comment letter regarding the proposed Wild Bill Reserve subdivision. We appreciate the opportunity to comment.

Stevie Burton

Administrative Assistant
Regional Administration
Montana Fish, Wildlife & Parks, Region 1

490 N. Meridian Rd
Kalispell, MT 59901
Ph:(406) 751-4579

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Region One
490 North Meridian Road
Kalispell, MT 59901
(406) 752-5501
Ref: 021-11-04
November 4, 2020

Flathead County Planning & Zoning
Attn: Donna Valade, Planner II
40 11th St W, Ste. 220
Kalispell, MT 59901
dvalade@flathead.mt.gov

Re: FPP-20-19 Wild Bill Reserve

Dear Donna,

Thank you for the opportunity to comment on the preliminary plat approval of Wild Bill Reserve. This subdivision proposal would create 6 new residential lots on 159.628 acres, located on Wild Bill Road, Kila, Montana in Flathead County. This subdivision would be located in an area that has little development and provides habitat for numerous wildlife species, including white tailed deer, black bears, the occasional grizzly bear, bobcats, mountain lions, coyotes, foxes, and many additional mammalian and avian species. The proposed Lots 3, 4, and 5 are bisected by a creek, and the developer has proposed a 50 ft no-build zone on either side of the creek. In addition, Lot 4 contains a wetland area, that is also designated as a no-build zone. The development of this property will have direct impacts on wildlife habitat and populations in the area. Cumulatively, the ongoing development of this area of Kila will result in significant habitat loss to wildlife and increased wildlife-human conflict.

To help mitigate these habitat impacts, we submit the following suggestions. We suggest increasing the lot sizes to decrease the amount of residential lots. Specifically, combining lots 2 and 3 would reduce the overall impact on the wetland area in lot 2 and the creek corridor that runs through 3 of the proposed lots. Currently there is the potential for the creek to be restricted within a culvert at 3 locations due to driveway development. Reducing this to 2 potential culverts by combining lots 2 and 3, would decrease the overall impact to the riparian corridor. Furthermore, we recommend a total building setback of 200 ft along perennial streams; whereas, the developer has indicated a 50 ft setback instead. This proposed no-build corridor is not sufficient to mitigate development impacts on the riparian corridor. In addition, the wetland area should be surrounded by a 130 ft no-build zone buffer to maintain the integrity of the wetland. It is unclear from the plat, how much area is encompassed by the wetland, but it does not appear any additional buffer has been established.

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As the human population of the Flathead Valley increases dramatically, so do human-wildlife conflicts. FWP cannot respond to all wildlife conflicts, and home-owners must do their part in mitigating potential conflicts. We expect that this subdivision will result in an increase in human-wildlife conflicts in the Kila area. These primarily will include conflicts with deer, mountain lions, turkeys, black bears and grizzly bears. Potential buyers should be made aware that they are moving into wildlife habitat, where predators are common. To mitigate potential human-wildlife conflicts, we recommend that the developer adopt the following covenants.

- a) Homeowners must be aware of the potential for vegetation damage by wildlife, particularly from deer feeding on lawns, gardens, flowers, ornamental shrubs, and trees in this subdivision. Homeowners need to take the responsibility to plant non-palatable vegetation or protect their vegetation (fencing, netting, repellents) in order to avoid problems. Landscape plantings of certain species of native vegetation are less likely to suffer extensive feeding damage by deer. We recommend the excellent booklet *Minimizing Deer Damage to Residential Plantings*, put out by the Montana State University Animal & Range Sciences Extension Service and available online at: http://www.animalrangeextension.montana.edu/articles/wildlife/deer_damage.htm.
- b) Fruit-producing trees and shrubs should not be allowed because they attract bears. If present they must be fenced with electric fencing to deter bears. Keep produce and any fruit picked and off the ground. Ripe or rotting fruit or vegetable material attracts bears, deer, skunks, and other wildlife. To help keep wildlife such as deer out of gardens, fences should be 8 feet or taller, or electric fences utilized.
- c) Garbage must be stored either in secure, bear-resistant containers or indoors, preferably both, to avoid attracting wildlife such as bears and raccoons. If stored indoors, garbage cans may not be set out until the morning of garbage pickup and must be brought in no later than that same evening. If home sites are occupied seasonally or if the occupants are to be away from the household for 7 days or more, garbage from the home, other buildings, or containers must be removed from the property prior to their departure.
- d) Do not feed wildlife or offer supplements such as salt or mineral blocks, attractants, or bait for deer or other wildlife. Feeding wildlife results in unnatural concentrations of animals that can lead to overuse of vegetation, disease transmission, and other adverse effects to wildlife (such as foundering of deer). Such actions unnecessarily accustom wild animals to humans, which can be dangerous for both. It is against state law (MCA 87-3-130) to purposely or knowingly attract ungulates, bears, or mountain lions with supplemental food attractants (any food, garbage, salt block, hay, grain, or other attractant for game animals) or to provide supplemental feed attractants in a manner that results in "an artificial concentration of game animals that may potentially contribute to the transmission of disease or that constitutes a threat to public safety." Also, homeowners must be aware that deer often attract mountain lions to the area.
- e) Birdseed is an attractant to bears, deer, and turkeys. Use of bird feeders should be discouraged from April 1 through November 30.
- f) Pets at large, particularly dogs and cats, are a real threat to wildlife. Pets must be confined to the house, a fenced yard, or an outdoor kennel when not under the immediate control of the owner, and not allowed to roam. Under state law it is illegal for dogs to chase hooved game animals (MCA 87-3-124). Keeping pets confined also helps protect them from predatory wildlife. We recommend the FWP brochure *Living with Dogs & Cats*.

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- g) Pet food must be stored indoors, in closed sheds, or in bear-resistant containers to avoid attracting wildlife such as bears, mountain lions, skunks, and other wildlife. When feeding pets, do not leave food out overnight.
- h) Barbecue grills must be stored indoors, and permanent outdoor barbecue grills should be cleaned thoroughly after each use. Food spills and smells on and near the grill attract bears and other wildlife.
- i) Fencing of lot boundaries is discouraged. If used, rail or smooth wire fences will be erected that are no higher than 40" at the top rail/wire and no lower than 18" at the bottom rail/wire to facilitate wildlife movement and help avoid animals becoming ensnared and killed by the fence or injuring themselves when trying to jump the fence. Please refer to the helpful booklet on wildlife friendly fences available from FWP and online at: <http://fwp.mt.gov/fishAndWildlife/landowners/>.
- j) Compost piles and beehives attract bears and if permitted, must be fenced with electric fencing.
- k) Domestic animals such as horses, cattle, pigs, sheep, goats, llama, poultry, etc. (including those kept as 4H projects), can attract bears, mountain lions, and coyotes. Animals must be housed with this in mind, and livestock feeds, especially grain-related, must be fed in a manner that does not allow deer or bears to have access to them.

Thank you for your consideration.

/s/ Jessie Coltrane

Jessy Coltrane, PhD
Kalispell Area Wildlife Biologist

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